

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: COYOTE VALLEY SPECIFIC
PLAN AND GREENBELT INTERIM
PLANNING PRINCIPLES REPORT

DATE: November 24, 2003

Approved



Date

12/04/03

COUNCIL DISTRICT: 2

SNI: None

RECOMMENDATION

Planning Staff recommends that the City Council adopt a resolution to formalize the initiation of the Coyote Valley Specific Plan process and accept the Coyote Valley Greenbelt Interim Planning Principles Report.

BACKGROUND

On August 20, 2002, the City Council initiated the Coyote Valley Specific Plan (CVSP) process by appointing members of the CVSP Task Force, and directing it to use the Council's Vision and Expected Outcomes statement for developing the Specific Plan. The San Jose Municipal Code, section 18.20.040, requires the Council to adopt a resolution setting forth the council's intention to prepare a specific plan and establishing the boundaries of the specific plan area.

The Coyote Valley Specific Plan area consists of 7,000 acres of mostly undeveloped land in the southern reaches of the City of San Jose. It is generally bounded by Tulare Hill to the north, Highway 101/foothills to the east, the City of Morgan Hill to the south, and the hills to the west. It includes three sub-areas: the North Coyote Valley Campus Industrial area, the mid-Coyote Urban Reserve, and the Coyote Greenbelt to the south.

The Coyote Valley Greenbelt Planning Principles report was prepared in consultation with staff representatives from each of the three local jurisdictions – the County of Santa Clara, San Jose and Morgan Hill – as well as other organizations including the Santa Clara Valley Water District, the Santa Clara Open Space Authority, and the Greenbelt Alliance. The purpose of the Coyote Valley Greenbelt Interim Planning Principles report is to provide interim guidance for the

implementation of the Coyote Valley Greenbelt until the adoption of the Coyote Valley Specific Plan.

The Santa Clara County Board of Supervisors and the Morgan Hill City Council have already accepted the Interim Planning Principles report by adopting resolutions in support.

ANALYSIS

1. Coyote Valley Specific Plan

The Coyote Valley Specific Plan (CVSP) is underway, and is anticipated for Council consideration in December 2005. In order to maintain consistency with all San Jose Municipal Code provisions regarding specific plans, the City Council should adopt a resolution to initiate the CVSP. This procedural step does not in any way negate the work completed to date on the Plan.

2. The Coyote Greenbelt Interim Planning Principles

The Coyote Valley Greenbelt has been receiving increasing attention over the past years as development pressures throughout the County have been increasing. At the same time, the awareness of the Greenbelt's strategic importance as the County's last opportunity to create a permanent, non-urban buffer between the urban areas of the North and South County has been growing.

The *San Jose 2020 General Plan* and other City policies acknowledge the importance of the Greenbelt and call for its preservation. One of the challenges of the Greenbelt is that implementation responsibilities are currently dispersed among a number of jurisdictions, agencies, and organizations. The development of the Coyote Valley Specific Plan (underway) is pivotal to the formulation of a strategy to coordinate amongst these various agencies in order to maintain the Greenbelt in perpetuity. The Specific Plan, including the Greenbelt, is scheduled for completion in December 2005.

Prior to the adoption of the Specific Plan, individual decisions involving land use, transportation, and other projects will continue to be made in the Greenbelt. These decisions may impact nearby urban areas and possibly inhibit the maintenance of the Greenbelt as a non-urban buffer. The Coyote Valley Greenbelt Interim Planning Principles report (attached) is intended to guide decision making in this interim period.

The Interim Planning Principles report provides background information on the Greenbelt and outlines an overall vision statement, goals, and planning principles. It also seeks to identify important relationships between the Greenbelt and its surroundings, as well as the challenges and opportunities for its implementation. It does not suggest specific actions or solutions. The document is consistent with the *San Jose 2020 General Plan* and the direction provided to the Specific Plan Task Force in a memorandum from Mayor Ron Gonzales and Councilmember Forrest Williams to the full Council dated August 16, 2002.

On November 10, 2003, Ann Draper (Santa Clara County Planning Director) made a brief presentation to the CVSP Task Force regarding the Coyote Valley Greenbelt Interim Planning Principles. She highlighted the major findings and key principles contained in the report. The Task Force expressed interest in these principles and looked forward to the time when the San Jose City Council would accept the report.

PUBLIC OUTREACH

The Coyote Valley Specific Plan Task Force has been holding monthly public meetings since September 2002. Two community meetings were recently held on October 28, and November 8, 2003 to seek input on the Specific Plan. Community input is welcome throughout the Specific Plan process.

COORDINATION

The preparation of this memorandum was coordinated with the City Attorney's Office. The Coyote Valley Greenbelt Interim Planning Principles report was coordinated with staff of several jurisdictions and organizations. These included the City of Morgan Hill, County of Santa Clara, Santa Clara Valley Water District, Santa Clara County Open Space Authority, Land Trust for Santa Clara County, Santa Clara County Farm Bureau, and the Greenbelt Alliance.

CEQA

Exempt, File No. PP03-11-366.



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